

10/12/04

TOWN OF RIVERHEAD

Adopted

Resolution #944

**AMENDS TOWN OF RIVERHEAD ZONING USE DISTRICT SCHEDULE
(INDUSTRIAL A ZONING USE DISTRICT, INDUSTRIAL C ZONING USE
DISTRICT AND THE COMMERCIAL/RESIDENTIAL ZONING USE DISTRICT)**

COUNCILWOMAN BLASS offered the following resolution, was seconded
by **COUNCILMAN BARTUNEK**:

WHEREAS, the Town Clerk was authorized to publish and post a public notices to hear all interested persons to consider amending Chapter 108 which amendments would implement the commercial components of the Town of Riverhead Comprehensive Plan adopted on November 3, 2003; such local laws entitled Industrial A Zoning Use District, Industrial C Zoning Use District and the Commercial/Residential Zoning Use District, and

WHEREAS, the requisite public hearings necessary to adopt the aforementioned districts as well as the amended bulk schedule were held on September 13, 2004, at Riverhead Town Hall, located at 200 Howell Avenue, Riverhead, NY, and all interested persons were heard; and

WHEREAS, the Town Board has adopted amendments to Chapter 108 entitled "Zoning" to create Business Center, Shopping Center and Destination Retail Zoning Use Districts, and

WHEREAS, the amended zoning use districts with their respective performance criteria should be reflected in the Zoning Use District Schedule.

NOW THEREFORE BE IT RESOLVED, that the Town of Riverhead Zoning Use District Schedule shall be amended as specified in the attached notice of adoption; and be it further

RESOLVED, that the Town Clerk be and is hereby authorized to forward a copy of this resolution to the Riverhead Planning Board; the Riverhead Planning Department and the Riverhead Building Department and the Office of the Town Attorney.

THE VOTE
Bartunek ☒ yes ☐ no Sanders ☒ yes ☐ no
Blass ☒ yes ☐ no Densieski ☒ yes ☐ no
Cardinale ☒ yes ☐ no
**THE RESOLUTION ☒ WAS ☐ WAS NOT
THEREFORE DULY ADOPTED**

**TOWN OF RIVERHEAD
NOTICE OF ADOPTION**

PLEASE TAKE NOTICE, that the Town Board of the Town of Riverhead adopted an amended Zoning Use District Schedule, Town of Riverhead, Suffolk County at its special meeting held on October 12, 2004 as follows:

Town of Riverhead
§ --- Commercial Districts Schedule of Dimensional Regulations
Adopted ---2004 by L.L. No. ---2004

Zoning Use District	Building lot coverage (footprint)				Floor area ratio (FAR)				Side yards, interior lots				Side yards, corner lots		
	Min. lot area (square feet)	Min. lot width at front street (feet)	Maximum without sewer (%)	Maximum with sewer (%)	Maximum Transfer of Develop. Rights (%)	Maximum height of buildings (feet)	Maximum without sewer (%)	Maximum with sewer (%)	Maximum Transfer of Develop. Rights (%)	Minimum front yard depth (feet)	Min. depth for each (feet)	Min. combined depth for 2 sides (feet)	Min. facing side street (feet)	Min. combined depth for 2 sides (feet)	Minimum rear yard depth (feet)
Zoning Use District															
Commercial/Residential Campus (CRC) (N1)(N2)	40,000	200	20	25	NA	60	0.2	50	NA	30	15	30	25	40	50
Industrial A (IA)	80,000	300	40	40	NA	70	0.4	40	NA	100	50	100	50	100	75
Industrial C (IC) (N3)	80,000	300	40	40	NA	60	0.4	40	NA	30	30	60	30	60	50

NOTES:

N1: The minimum floor area of a townhouse shall be 900 square feet.

N2: Two-family residences shall require a lot of 40,000 square feet and shall employ the use of one (1) Preservation Credit for the second dwelling unit.

N3: The Industrial C (IC) Zoning Use District corresponds to the Industrial/Recreational (IR) Zoning Use District in the adopted Town of Riverhead Comprehensive Plan.

Dated: Riverhead, New York
October 12, 2004

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF RIVERHEAD**

BARBARA GRATTAN, Town Clerk

10/12/04

TOWN OF RIVERHEAD

Adopted

Resolution # 945

AMENDS ZONING MAP, TOWN OF RIVERHEAD,
SUFFOLK COUNTY, NEW YORK

COUNCILMAN BARTUNEK

_____ offered the following resolution, was seconded
by **COUNCILWOMAN SANDERS**:

WHEREAS, the Town Clerk was authorized to publish and post a public notices to hear all interested persons to consider amending Chapter 108 which amendments would implement the residential components of the Town of Riverhead Comprehensive Plan adopted on November 3, 2003; and

WHEREAS, the map was published in conjunction with the proposed amendments to the text of Chapter 108 for the proposed Industrial A Zoning Use District, Industrial C Zoning Use District and the Commercial/Residential Zoning Use District, which were held on the 13th day of September, 2004 at Town Hall, 200 Howell Avenue, Riverhead, New York, the date, time and place specified in said public notices, and all persons wishing to be heard were heard, and

WHEREAS, that the amended map was referred to the Suffolk County Planning Commission in accordance with General Municipal Law §239-m,

NOW THEREFORE BE IT RESOLVED, that the adoption of the amendment to the Zoning Map is a Type I action pursuant to 6 NYCRR §617.4(b)(2) but that no further State Environmental Quality Review compliance is required because the adoption of the subject Local Law is being carried out in conformance with the conditions and thresholds established for such action in the Generic Environmental Impact Statement prepared and accepted for the Town of Riverhead Comprehensive Plan and its Findings Statement on November 3, 2003, and be it further

RESOLVED, that the attached Zoning Map, Town of Riverhead, Suffolk County, New York be and is hereby adopted as specified in the attached notice of adoption; and be it further

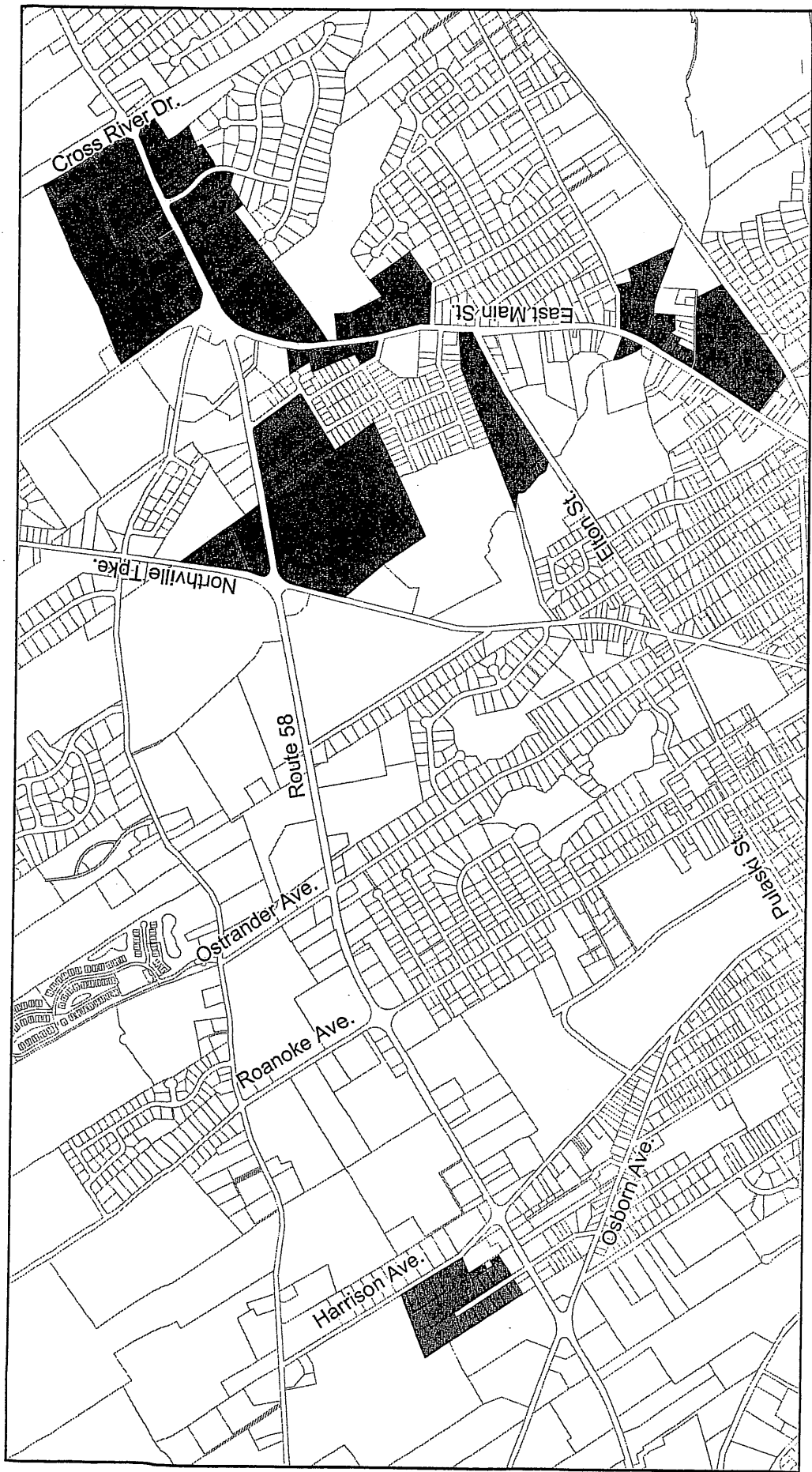
RESOLVED, that the Town Clerk be and is hereby authorized to publish the attached notice of adoption once in the News Review and to post same on the signboard at Town Hall; and be it further

RESOLVED, that the Town Clerk be and is hereby authorized to forward a copy of this resolution to the Riverhead Planning Board; the Riverhead Planning Department and the Riverhead Building Department and the Office of the Town Attorney.

**TOWN OF RIVERHEAD
NOTICE OF ADOPTION**

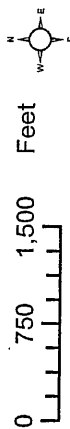
PLEASE TAKE NOTICE, that the Town Board of the Town of Riverhead adopted an amended Zoning Map, Town of Riverhead, Suffolk County at its special meeting held on October 12, 2004 as follows:

THE VOTE
Bartunek ☒ yes ___ no ___ Sanders ☒ yes ___ no ___
Blass ☒ yes ___ no ___ Densieski ☒ yes ___ no ___ *absent*
Cardinale ☒ yes ___ no ___
THE RESOLUTION ☒ WAS ___ WAS NOT
THEREFORE DULY ADOPTED



TOWN OF RIVERHEAD

Commercial/Residential Campus (CRC) Zoning Use District

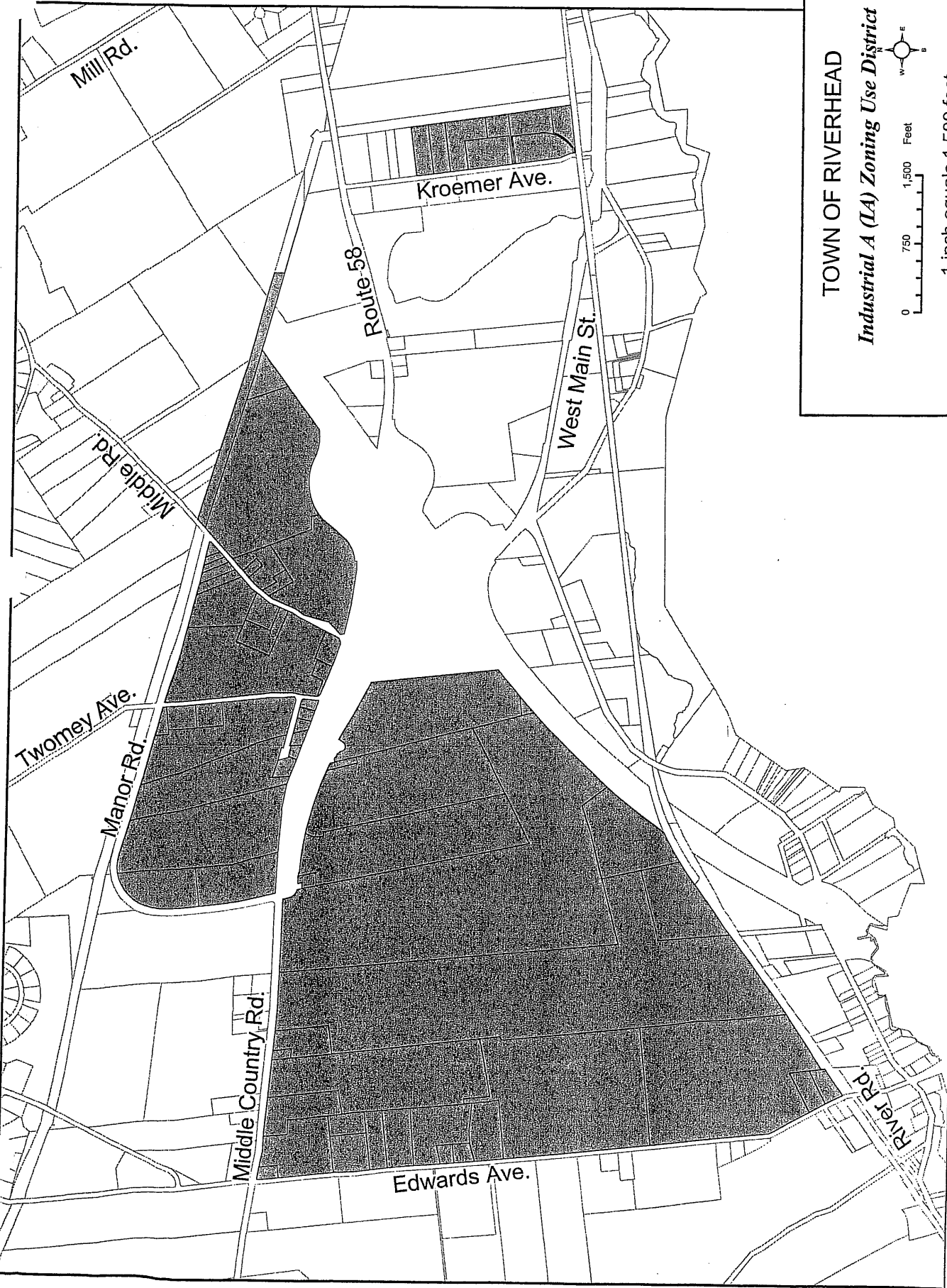


1 inch equals 1,500 feet

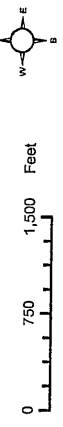
Commercial/Residential Campus (CRC) Zoning Use District



Source: Town of Riverhead Planning Department, 12 October 2004;
Suffolk County Real Property Tax Service Agency, Copyright 2003, County of Suffolk, NY



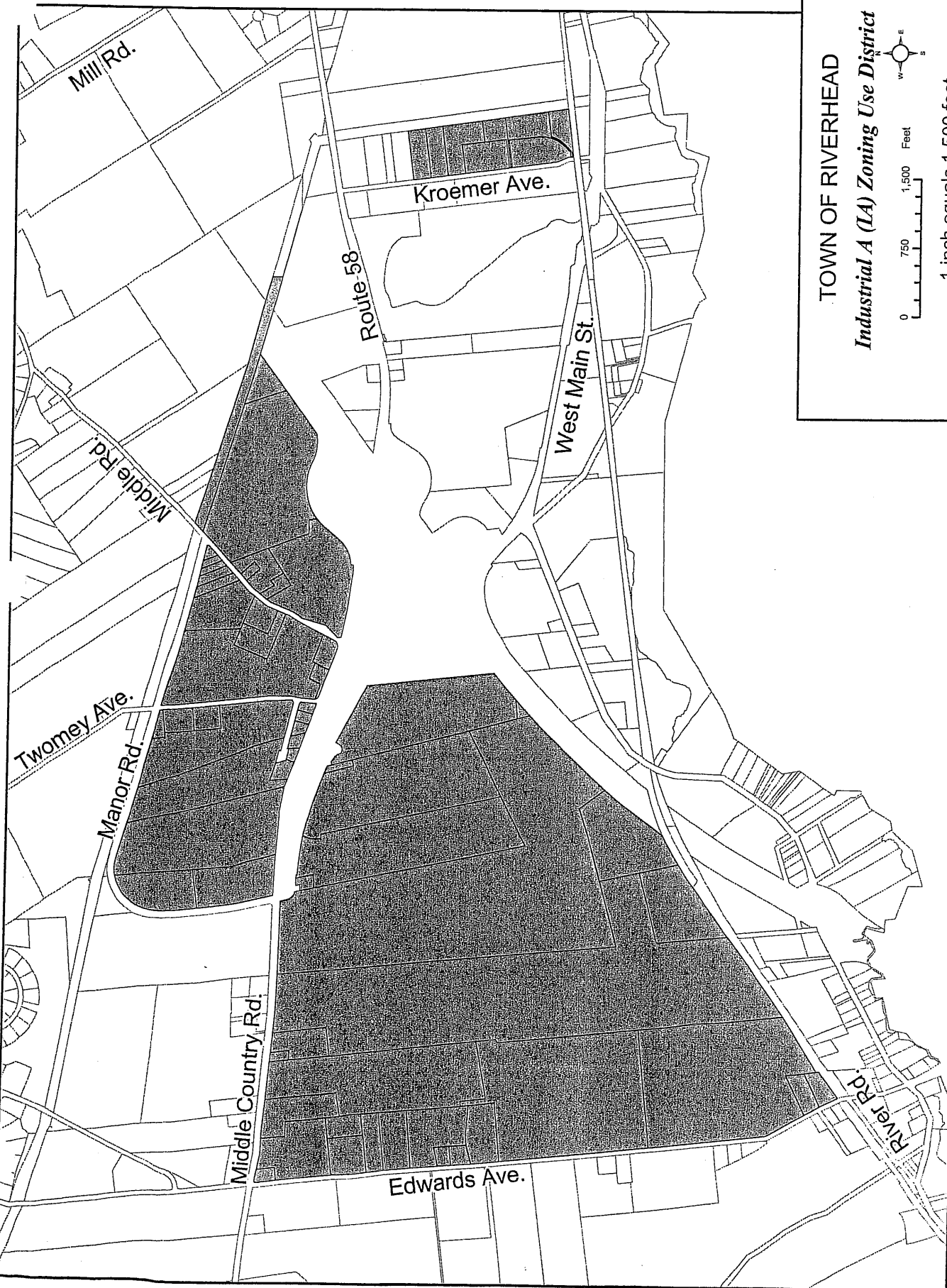
TOWN OF RIVERHEAD
Industrial A (IA) Zoning Use District



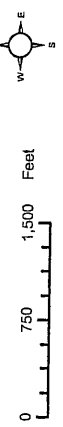
1 inch equals 1,500 feet

Source: Town of Riverhead Planning Department, 12 October 2004;
Suffolk County Real Property Tax Service Agency, Copyright 2003, County of Suffolk, NY

Industrial A (IA) Zoning Use District



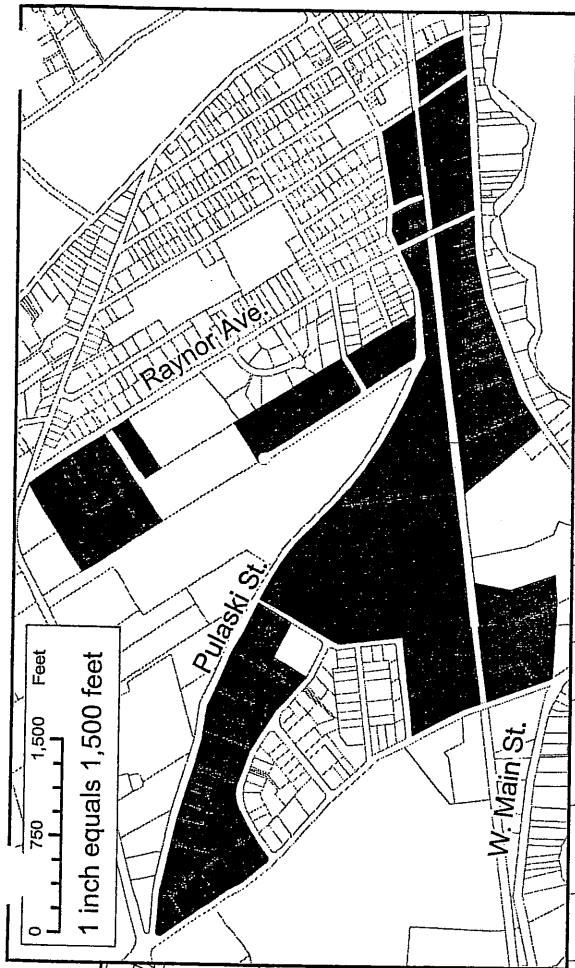
TOWN OF RIVERHEAD
Industrial A (IA) Zoning Use District



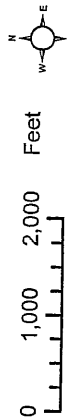
1 inch equals 1,500 feet

Source: Town of Riverhead Planning Department, 12 October 2004;
Suffolk County Real Property Tax Service Agency, Copyright 2003, County of Suffolk, NY

Industrial A (IA) Zoning Use District



TOWN OF RIVERHEAD
Industrial C (IC) Zoning Use District



1 inch equals 2,000 feet

Source: Town of Riverhead Planning Department, 12 October 2004;
 Suffolk County Real Property Tax Service Agency, Copyright 2003, County of Suffolk, NY

Industrial C (IC) Zoning Use District



Dated: Riverhead, New York
October 12, 2004

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF RIVERHEAD**

BARBARA GRATTAN, Town Clerk

10/12/04

Adopted

TOWN OF RIVERHEAD

Resolution # 946

ADOPTS A LOCAL LAW TO AMEND CHAPTER 108 ENTITLED, "ZONING"
OF THE RIVERHEAD TOWN CODE
(COMMERCIAL/RESIDENTIAL CAMPUS (CRC) ZONING USE DISTRICT)

COUNCILMAN BARTUNEK

_____ offered the following resolution, was seconded
by COUNCILWOMAN BLASS:

WHEREAS, the Town Clerk was authorized to publish and post a public notice to hear all interested persons to consider a local law to amend Chapter 108 entitled, "Zoning" of the Riverhead Town Code; and

WHEREAS, a public hearing was held on the 13th day of September, 2004 at 1:35 p.m. at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, the date, time and place specified in said public notice, and all persons wishing to be heard were heard; and

WHEREAS, the proposed local law was referred to the Suffolk County Planning Commission in accordance with General Municipal Law §239-m.

NOW THEREFORE BE IT RESOLVED, that the proposed Local Law is a Type I action pursuant to 6 NYCRR §617.4(b)(2) but that no further State Environmental Quality Review compliance is required because the adoption of the subject Local Law is being carried out in conformance with the conditions and thresholds established for such action in the Generic Environmental Impact Statement prepared and accepted for the Town of Riverhead Comprehensive Plan and its Findings Statement on November 3, 2003, and be it further

RESOLVED, that a local law to amend Chapter 108 entitled, "Zoning" of the Riverhead Town Code is hereby adopted as specified in the attached notice of adoption; and be it further

RESOLVED, that the Town Clerk be and is hereby authorized to publish the attached notice of adoption once in the News Review newspaper and to post same on the signboard at Town Hall; and be it further

RESOLVED, that the Town Clerk be and is hereby authorized to forward a certified copy of this resolution to the Riverhead Planning Board; the Riverhead Planning Department; the Riverhead Building Department and the Office of the Town Attorney.

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THE VOTE

Bartunek	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Sanders	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Blass	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Densieski	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Cardinale	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no			

**THE RESOLUTION ☒ WAS ☐ WAS NOT
THEREFORE DULY ADOPTED**

**TOWN OF RIVERHEAD
NOTICE OF ADOPTION**

PLEASE TAKE NOTICE, that the Town Board of the Town of Riverhead adopted a local law to amend Chapter 108 entitled, "Zoning" (Commercial/Residential Campus (CRC)) of the Riverhead Town Code at its special meeting held on October 12, 2004 as follows:

§ 108. __ Commercial / Residential Campus (CRC) Zoning Use District

1. Purpose and Intent.

The intent of the Commercial/Residential Campus (CRC) Zoning Use District is to provide locations for offices and professional offices which offer essential legal, medical, accounting, real estate, travel, and other services to Riverhead residents; and to provide additional housing alternatives convenient to services and arterials.

2. Uses.

In the CRC Zoning Use District, no building, structure, or premises shall be used or arranged or designed to be used, and no building or structure shall be hereafter erected, reconstructed, or altered, unless otherwise provided in this chapter, except for the following permitted uses or specially permitted uses and their customary accessory uses:

A. Permitted Uses.

- (1) Offices
- (2) Banks
- (3) Restaurants
- (4) Funeral homes
- (5) Single-family
- (6) Two-family residences, with the use of one (1) Preservation Credit.
- (7) Townhouses
- (8) Garden apartments
- (9) Radio and television broadcast studios
- (10) Schools
- (11) Museums and art galleries
- (12) Meeting rooms of fraternal organizations
- (13) Places of worship
- (14) Parks and playgrounds

B. Accessory uses.

Accessory uses shall include those uses customarily incidental to any of the above permitted uses or specially permitted uses when located on the same lot. Specifically permitted are the following:

- (1) Home occupations

3. Lot, yard, bulk, & height requirements.

- A. No buildings shall be erected nor any lot or land area utilized unless in conformity with the Zoning Schedule incorporated into this chapter by reference and made a part hereof with the same force and effect as if such requirements were herein set forth in full as specified in said schedule, except as may be hereafter specifically modified.
- B. In order to foster environmental conservation as well as preservation of the Town's scenic and rural quality, properties shall provide an attractively landscaped open space area equal to at least 20 percent of the lot area at the front of the lot.

4. Supplementary requirements

The following design and parking requirements shall apply:

- A. Design Standards.
 - (1) Office and professional office developments shall be organized in a campus style.
 - (2) Driveway openings and curb cuts shall be aligned with existing curb cuts along major arterial roads, in order to reduce the potential addition of traffic lights and conflicting turning movements.
 - (3) Continuous sidewalks; off-street transit stops, where routes exist or are planned; and bike racks close to business entrances shall be provided for properties fronting Route 58 or other major arterial street.
 - (1) Signage shall be provided in accordance with §108-56, the Riverhead Sign Ordinance.
 - (4) Buffering and Transitions.
 - a. Trash / dumpster areas shall be screened from view of streets, sidewalks, pedestrian pathways, and windows of residential buildings, pursuant to §98-8.
 - b. Buffer plantings shall be provided between commercial uses and adjoining residential uses or zones, as well as along frontages with arterial roads.
- B. Parking Standards
 - (1) The number of off-street parking spaces in the CRC Zoning Use District shall be provided in accordance with §108-60, the Riverhead Parking Schedule.

- (2) Curb cuts to parking lots shall be minimized by sharing driveways and consolidating entrances for access to adjacent parking lots.
- (3) Planted berms shall be used to screen the view of automobiles from public roadways.
- (4) Off-street parking is prohibited within ten (10) feet of all property lines.
- (5) Driveways are prohibited within five (5) feet of side property lines.
- (6) In order to soften the appearance of parking lots, parking lots shall be landscaped with ground cover, grasses, or low shrubs for at least 10 percent of their land area. This landscaping requirement is in addition to the 20 percent parcelwide landscaping mentioned above.
- (7) In order to provide shade, parking lots with twenty-one (21) or more spaces shall have "orchard" planting: 1 tree per 10 off-street spaces. Such trees shall be spread throughout the parking lot, rather than clustered only along the edges.
- (8) In order to provide recharge of the groundwater basin and minimize runoff, at least one of the following stormwater management techniques shall be used in parking lots where underlying soils support infiltration of precipitation to the groundwater:
 - a. Where sanding and salting are not used in the winter, low-traffic or seasonal parking-overflow areas of the parking lot shall be surfaced with porous pavement or gravel.
 - b. Landscaped areas of the parking lot shall be sited, planted, and graded in a manner to provide infiltration and detention of runoff from paved areas.
- (9) Large areas of surface parking shall be broken up by landscaped walkways connecting sidewalks and parking areas to business entrances, in order to create "parking fields" of no more than 250 spaces each.

Dated: Riverhead, New York
October 12, 2004

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF RIVERHEAD**

BARBARA GRATTAN, Town Clerk

10/12/04

Adopted

TOWN OF RIVERHEAD

Resolution # 947

ADOPTS A LOCAL LAW TO AMEND CHAPTER 108 ENTITLED, "ZONING"
OF THE RIVERHEAD TOWN CODE
(INDUSTRIAL A (IA) ZONING USE DISTRICT)

COUNCILWOMAN BLASS

offered the following resolution, was seconded

by **COUNCILWOMAN SANDERS**:

WHEREAS, the Town Clerk was authorized to publish and post a public notice to hear all interested persons to consider a local law to amend Chapter 108 entitled, "Zoning" of the Riverhead Town Code; and

WHEREAS, a public hearing was held on the 13th day of September, 2004 at 1:05 p.m. at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, the date, time and place specified in said public notice, and all persons wishing to be heard were heard; and

WHEREAS, the proposed local law was referred to the Suffolk County Planning Commission in accordance with General Municipal Law §239-m.

NOW THEREFORE BE IT RESOLVED, that the proposed Local Law is a Type I action pursuant to 6 NYCRR §617.4(b)(2) but that no further State Environmental Quality Review compliance is required because the adoption of the subject Local Law is being carried out in conformance with the conditions and thresholds established for such action in the Generic Environmental Impact Statement prepared and accepted for the Town of Riverhead Comprehensive Plan and its Findings Statement on November 3, 2003, and be it further

RESOLVED, that a local law to amend Chapter 108 entitled, "Zoning" of the Riverhead Town Code is hereby adopted as specified in the attached notice of adoption; and be it further

RESOLVED, that the Town Clerk be and is hereby authorized to publish the attached notice of adoption once in the News Review newspaper and to post same on the signboard at Town Hall; and be it further

RESOLVED, that the Town Clerk be and is hereby authorized to forward a certified copy of this resolution to the Riverhead Planning Board; the Riverhead Planning Department; the Riverhead Building Department and the Office of the Town Attorney.

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THE VOTE

Bartunek ☒ yes ☐ no Sanders ☒ yes ☐ no
Blass ☒ yes ☐ no Densieski ☒ yes ☐ no
Cardinale ☒ yes ☐ no

THE RESOLUTION ☒ WAS ☐ WAS NOT
THEREFORE DULY ADOPTED

**TOWN OF RIVERHEAD
NOTICE OF ADOPTION**

PLEASE TAKE NOTICE, that the Town Board of the Town of Riverhead adopted a local law to amend Chapter 108 entitled, "Zoning" (Industrial A (IA) Zoning Use District) of the Riverhead Town Code at its special meeting held on October 12, 2004 as follows:

§ 108.____ Industrial A (IA) Zoning Use District

1. Purpose and Intent.

The intent of the Industrial A (IA) Zoning Use District is to allow industrial and warehousing uses in defined areas, primarily located north and west of the terminus of the Long Island Expressway. The IA Zoning Use District is intended to allow heavier uses than the Industrial C (IC) Zoning Use District.

2. Uses.

In the IA Zoning Use District, no building, structure, or premises shall be used or arranged or designed to be used, and no building or structure shall be hereafter erected, reconstructed, or altered, unless otherwise provided in this chapter, except for the following permitted uses or specially permitted uses and their customary accessory uses.

A. Permitted Uses.

- (1) Vocational schools
- (2) Warehouses
- (3) Lumber yards
- (4) Automobile body and fender repair shops
- (5) Agricultural production
- (6) All industrial uses are permitted in the IA Zoning Use District, with the exception of the following uses, which shall be prohibited:
 - (a) Abattoirs
 - (b) Acetylene gas manufacture
 - (c) Ammonia manufacture
 - (d) Asphalt manufacture
 - (e) Bituminous paving material manufacture
 - (f) Blast furnaces
 - (g) Bleaching powder manufacture
 - (h) Boiler making
 - (i) Brick, tile, terra cotta manufacture
 - (j) Carbon or lampblack manufacture
 - (k) Celluloid manufacture
 - (l) Chlorine gas or hydrochloric, nitric, picric, or sulfuric acid manufacture
 - (m) Coal distillation, manufacture, or treatment
 - (n) Curing or tanning of rawhides or skins
 - (o) Disinfectant or insecticide manufacture
 - (p) Distillation of bones
 - (q) Dumps
 - (r) Dyestuffs manufacture
 - (s) Excelsior manufacture

- (t) Explosives or ammunition manufacture
- (u) Fat rendering or manufacture of greases or oils
- (v) Feed manufacture
- (w) Felt manufacture
- (x) Fertilizer manufacture
- (y) Fireworks manufacture
- (z) Garbage disposal dumps, landfills, incinerators, or transfer stations
- (aa) Gas manufacture from coal, coke, or petroleum
- (bb) Glue, size, or gelatin manufacture, where the process includes refining or recovering products from fish or animal refuse or offal
- (cc) Grain drying
- (dd) Junkyards, wrecking, or salvage yards
- (ee) Linoleum or oilcloth manufacture
- (ff) Linseed oil or turpentine manufacture
- (gg) Match manufacture
- (hh) Motor vehicles, dismantling, wrecking, or compacting
- (ii) Offal or dead-animal reduction
- (jj) Oxygen gas manufacture
- (kk) Paint, shellac, stain, or varnish manufacture
- (ll) Paper, building board, cardboard, or pulp manufacture
- (mm) Petroleum or kerosene distillation, refining, or derivation of by-products
- (nn) Plaster, lime, cement, or plaster-of-Paris manufacture
- (oo) Plastics manufacture
- (pp) Rubber or synthetic-rubber refining and manufacture
- (qq) Rubber-products manufacture
- (rr) Scrap metal yards
- (ss) Shoe-polish or stove-polish manufacture
- (tt) Smelting of copper, iron, lead, tin, or zinc
- (uu) Soap manufacture
- (vv) Soil or mineral removal, including sand mining, gravel and mining operations, asphalt and concrete plants
- (ww) Steel furnaces, blooming, or rolling mills
- (xx) Storage of non-containerized combustible materials
- (yy) Tar distillation
- (zz) Vinegar or sauerkraut manufacture
- (aaa) Warehousing, storage, wholesaling, or sale of hazardous, dangerous, and explosive materials such as acids, gases, ammunition, fireworks, and explosives
- (bbb) Sand and gravel quarrying and mining

(1) Special Permit Uses

- (1) Gas stations, on parcels with frontage on a highway or major arterial street
- (2) Wholesale businesses
- (3) Dog and horse training and boarding facilities

(2) Accessory uses.

Accessory uses shall include those uses customarily incidental to any of the above permitted uses or specially permitted uses when located on the same lot. Specifically permitted is the following:

- (1) Outdoor storage, limited to thirty (30) percent of the parcel area or 2 acres, whichever is less, suitably screened pursuant to Article – of the Riverhead Zoning Ordinance.

1. Lot, yard, bulk, & height requirements.

- A. No buildings shall be erected nor any lot or land area utilized unless in conformity with the Zoning Schedule incorporated into this chapter by reference and made a part hereof with the same force and effect as if such requirements were herein set forth in full as specified in said schedule, except as may be hereafter specifically modified.
- B. In order to preserve the Town's scenic and rural quality, properties shall provide attractively landscaped contiguous open space area(s) equal to at least 15 percent of the lot area. Preference is given to preservation of existing habitat (such as meadows or forests) rather than clearance and creation of new habitat. The open space should serve to provide on-site stormwater management.

2. Supplementary requirements

A. Design Standards.

- (1) Continuous sidewalks; off-street transit stops, where routes exist or are planned; and bike racks close to business entrances shall be provided for properties fronting Route 25 or other major arterial street.
- (2) Signage shall be provided in accordance with §108-56, the Signage Ordinance.

B. Buffering and Transitions.

- (1) Trash / dumpster areas shall be screened by wood fences or landscaping, or a combination thereof.
- (2) Along borders with public streets, buffer plantings of a minimum 20-foot depth shall be provided. Along other property lines, buffer plantings of a minimum 10-foot depth shall be provided. Buffer plantings shall minimize views of paving and buildings from public streets, adjoining residential uses or zones, and agricultural protection zones.

C. Parking Standards.

- (1) The number of off-street parking spaces in the IA Zoning Use District shall be provided in accordance with §108-60, the Riverhead Parking Schedule.
- (2) Off-street parking is prohibited within thirty (30) feet of the front property line.
- (3) Where site grading and topography result in parking areas being located at higher elevation than and visible from the adjacent roadway, planted berms shall be used to screen the view of automobiles from public roadways.
- (4) In order to soften the appearance of parking lots, large areas of surface parking should be broken up by rows of landscaping no less than 10 feet in width, in order to create parking "fields" of no more than 50 spaces each. Landscaping shall include ground cover, ornamental grasses, or low shrubs. This landscaping requirement is in addition to the 15 percent parcelwide landscaping mentioned above.
- (5) In order to provide recharge of the groundwater basin and minimize runoff, at least one of the following stormwater management techniques shall be used in parking lots where underlying soils support infiltration of precipitation to the groundwater:
 - a. Where sanding and salting are not used in the winter, low-traffic or seasonal parking-overflow areas of the parking lot shall be surfaced with porous pavement or gravel.
 - b. Landscaped areas of the parking lot shall be sited, planted, and graded in a manner to provide infiltration and detention of runoff from paved areas.

10/12/04

TOWN OF RIVERHEAD

Adopted

Resolution # 948

ADOPTS A LOCAL LAW TO AMEND CHAPTER 108 ENTITLED, "ZONING"
OF THE RIVERHEAD TOWN CODE
(INDUSTRIAL C (IC) ZONING USE DISTRICT)

COUNCILWOMAN SANDERS

offered the following resolution, was seconded

by **COUNCILWOMAN BLASS**

WHEREAS, the Town Clerk was authorized to publish and post a public notice to hear all interested persons to consider a local law to amend Chapter 108 entitled, "Zoning" of the Riverhead Town Code; and

WHEREAS, a public hearing was held on the 13th day of September, 2004 at 1:05 p.m. at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, the date, time and place specified in said public notice, and all persons wishing to be heard were heard; and

WHEREAS, the proposed local law was referred to the Suffolk County Planning Commission in accordance with General Municipal Law §239-m.

NOW THEREFORE BE IT RESOLVED, that the proposed Local Law is a Type I action pursuant to 6 NYCRR §617.4(b)(2) but that no further State Environmental Quality Review compliance is required because the adoption of the subject Local Law is being carried out in conformance with the conditions and thresholds established for such action in the Generic Environmental Impact Statement prepared and accepted for the Town of Riverhead Comprehensive Plan and its Findings Statement on November 3, 2003, and be it further

RESOLVED, that a local law to amend Chapter 108 entitled, "Zoning" of the Riverhead Town Code is hereby adopted as specified in the attached notice of adoption; and be it further

RESOLVED, that the Town Clerk be and is hereby authorized to publish the attached notice of adoption once in the News Review newspaper and to post same on the signboard at Town Hall; and be it further

RESOLVED, that the Town Clerk be and is hereby authorized to forward a certified copy of this resolution to the Riverhead Planning Board; the Riverhead Planning Department; the Riverhead Building Department and the Office of the Town Attorney.

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THE VOTE

Bartunek ☒ yes ☐ no Sanders ☒ yes ☐ no
Blass ☒ yes ☐ no Densieski ☒ yes ☐ no
Cardinale ☒ yes ☐ no

THE RESOLUTION ☒ WAS ☐ WAS NOT
THEREFORE DULY ADOPTED

**TOWN OF RIVERHEAD
NOTICE OF ADOPTION**

PLEASE TAKE NOTICE, that the Town Board of the Town of Riverhead adopted a local law to amend Chapter 108 entitled, "Zoning" (Industrial C (IC) Zoning Use District) of the Riverhead Town Code at its special meeting held on October 12, 2004 as follows:

§ 108. __ Industrial C (IC) Zoning Use District

1. Purpose and Intent.

The intent of the Industrial C (IC) Zoning Use District is to allow a mix of light industrial, warehouse development, and office campuses in the area between Enterprise Park and the terminus of the Long Island Expressway. The IC Zoning Use District is intended for moderate-sized businesses generally defined as those with less than 40 employees. In addition, the district allows and encourages commercial recreation businesses. The use of generous landscaping and open space buffers is intended to help protect the rural appearance and minimize views of development from the Expressway and arterial roads.

2. Uses.

In the IC Zoning Use District, no building, structure, or premises shall be used or arranged or designed to be used, and no building or structure shall be hereafter erected, reconstructed, or altered, unless otherwise provided in this chapter, except for the following permitted uses or specially permitted uses and their customary accessory uses.

A. Permitted Uses

- (1) Offices
- (2) Warehouses
- (3) Greenhouses
- (4) Wholesale businesses
- (5) Laboratories, including prototype manufacturing
- (6) Vocational schools
- (7) Golf courses
- (8) Parks and playgrounds
- (9) Equestrian facilities
- (10) Commercial sports and recreation facilities
- (11) Dog and horse training and boarding facilities

B. Special Permit Uses

- (1) Outdoor theaters (including bandshell, bandstand, amphitheater)
- (2) Sports arena

A. Accessory uses.

Accessory uses shall include those uses customarily incidental to any of the above permitted uses or specially permitted uses when located on the same lot. Specifically permitted are the following:

- (1) Cafeteria for an office or other building, when contained within the building or ancillary structure on the same parcel, for the purpose of serving employees and their guests
- (2) Retail uses, as accessory to wholesale business, subject to the following limitations:
 - a. Retail use shall not exceed ten (10) percent of the gross floor area of the wholesale business or 3,000 square feet, whichever is less.
 - b. The parcel shall have frontage on an arterial road
 - c. Retail uses shall be located at front of parcel and building
 - d. Off-street visitor parking shall be provided
- (3) Day care, as accessory to an office use
- (4) Outdoor recreation facilities, as accessory to an office use

B. Prohibited uses

- (1) Professional offices
- (2) Municipal offices
- (3) Outdoor storage
- (4) Indoor theater
- (5) Residential uses

3. Lot, yard, bulk, & height requirements.

- A. No buildings shall be erected nor any lot or land area utilized unless in conformity with the Zoning Schedule incorporated into this chapter by reference and made a part hereof with the same force and effect as if such requirements were herein set forth in full as specified in said schedule, except as may be hereafter specifically modified.
- B. In order to foster environmental conservation as well as preservation of the Town's scenic and rural quality, properties shall provide attractively landscaped contiguous open space areas equal to at least 20 percent of the lot area, that shield views of the development from arterial roads and the Long Island Expressway. Preference is given to preservation of existing habitat (such as meadows or forests) rather than clearance and creation of new habitat. The open space should serve to provide on-site stormwater management.

4. Supplementary requirements.

A. Design Standards.

- (1) Developments of multiple buildings in the IC district shall be planned in a campus layout.
- (2) Continuous sidewalks; off-street transit stops, where routes exist or are planned; and bike racks close to business entrances shall be provided for properties fronting Route 25 or other major arterial street.
- (3) Signage shall be provided in accordance with §108-56, the Signage Ordinance.
- (4) Buffering and Transitions.
 - a. Trash / dumpster areas shall be screened by wood fences or landscaping, or a combination thereof, pursuant to §98-8.
 - b. Along borders with public streets, buffer plantings of a minimum 20-foot depth shall be provided. Along property lines shared with Enterprise Park and other properties, buffer plantings of a minimum 10-foot depth shall be provided. Buffer plantings shall minimize views of paving and buildings from public streets and from Enterprise Park.

B. Parking Standards.

- (1) The number of off-street parking spaces in the IC Zoning Use District shall be provided in accordance with §108-60, the Riverhead Parking Schedule.
- (2) Planted berms shall be used to screen the view of automobiles from public roadways.
- (3) Off-street parking is prohibited in front yards and within twenty (20) feet of side property lines and within ten (10) feet of rear property lines.
- (4) In order to soften the appearance of parking lots, large areas of surface parking should be broken up by rows of landscaping no less than 10 feet in width, in order to create parking "fields" of no more than 50 spaces each. Landscaping shall include ground cover, ornamental grasses, or low shrubs. This landscaping requirement is in addition to the 20 percent parcelwide landscaping mentioned above.
- (5) In order to provide recharge of the groundwater basin and minimize runoff, at least one of the following stormwater management techniques shall be used in parking lots where underlying soils support infiltration of precipitation to the groundwater:
 - a. Where sanding and salting are not used in the winter, low-traffic or seasonal parking-overflow areas of the parking lot shall be surfaced with porous pavement or gravel.

- b. Landscaped areas of the parking lot shall be sited, planted, and graded in a manner to provide infiltration and detention of runoff from paved areas.

Dated: Riverhead, New York
October 12, 2004

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF RIVERHEAD**

BARBARA GRATTAN, Town Clerk